

**CONCORD CONSERVATION COMMISSION
OPEN SPACE SUBCOMMITTEE
MINUTES
March 31, 2010**

**Second Floor Conference Room
Concord City Hall
41 Green Street, Concord, NH**

Attendance:

Members present at the meeting included: Christopher Morgan; Jan McClure; Chris Kane; Jim Owers; and Rick Chormann. Doug Woodward, City Planner, and Rebecca Hebert, Planner, also attended the meeting.

C. Morgan, Chairman, called the meeting to order at 7:05.

1. City Open Space

J. Owers moved to enter into a nonpublic session for the discussion of land acquisitions in accordance with RSA 91-A:3, II(d). J. McClure seconded the motion, and the motion passed unanimously.

Following the discussion the Commission moved to exit nonpublic session and seal the minutes. The motion was duly seconded and passed unanimously.

2. Concord 2020 Zoning Review

The Commission discussed the Concord 2020 zoning public forums. D. Woodward said he attended the meeting on Tuesday, March 23rd, and thought approximately 25 people attended the forum. The comments varied, but the mandatory cluster subdivision regulations were mentioned a number of times. C. Morgan said he attended the meeting on the 27th and Jeff Belanger was also at the meeting. He explained that he addressed the mandatory cluster regulations at the forum and thought something needed to be done to deal with small lot subdivisions in the RO District, specifically the subdivision of a +/- 4 acre parcel into two new residential lots. He said that the easements on these smaller lots don't always make sense and will be difficult to monitor in the future. C. Morgan also said that the City needs to remember the purpose of the mandatory cluster regulations, as well as the long term monitoring responsibilities of the conservation easements. In the future, the Commission may need more funding for stewardship.

D. Woodward discussed the option of the establishing a fee in lieu of dedicating open space. The fee would need to be reviewed annually, similar to an impact fee. The process would also be comparable to a transfer density credit. A developer could apply for a conditional use permit to provide a fee equivalent to the amount of land that would be required to be preserved as open space. He explained that they would need to review how this would work from the financial stand point with the Finance Director.

D. Woodward explained that the public forum is on April 13th, and the Commission won't have their regular meeting before this meeting. The meeting on the 13th is an "All Boards Meeting" with members from the other Committees, Boards, and Commissions

coming to speak about the land use regulations. Although the Commission was unable to make an official recommendation on the matter before the “All Boards Meeting” they said they would make an effort to attend the meeting and speak to the cluster subdivision regulations.

3. Correspondence/Announcements

C. Morgan distributed a flyer regarding an NRCS workshop on the funding opportunities including, Farm and Ranchland Protection Program, Grasslands Reserve Program, and the Wetlands Reserve Program. The workshop is on April 14th, which is also the night of the Commission’s regular meeting. C. Kane offered to attend the workshop, and will distribute the workshop information by email to other members.

4. Other Business

There was nothing new to report at this time.

Meeting adjourned at 9:15 PM.

A TRUE RECORD ATTEST:
Rebecca W. Hebert
Planner, Secretary pro-tem